



LEMONIA RESIDENCE

Brought to you by STEMALAND

Home is where one starts from



Just 400 meters
from the beach

Location,
location,
location...

everything at the tip of
your... feet!



LOCATED IN, JUST 400 METERS, ONLY 5 MINUTES WALK FROM DASOUDI BEACH AND 2 MINUTES FROM KOLONAKIOU STREET IN ONE OF LIMASSOL'S MOST SOUGHT AFTER NEIGHBORHOODS.



EVERYTHING YOU NEED , FROM SCHOOLS, TO BANKS, SHOPS, ANYTHING AND EVERYTHING JUST A FEW METERS AWAY



LEMONIA EXCLUSIVE RESIDENCES IS A MODERN, WELL-DESIGNED APARTMENT PROJECT



DELIVERING QUALITY, CONVENIENCE AND ASSURED INVESTMENT POTENTIAL.



THE THREE - STOREY BUILDING COMPRISES OF SPACIOUS APARTMENTS



EACH INCORPORATING THE LATEST IN QUALITY FINISHES AND FIXTURES.



PRIVATE EXCLUSIVE RESIDENCES

3 FLOORS, 5 APARTMENTS

If you are looking for a modern and luxury apartment, look no further than LEMONIA Private Residences. Thoughtfully designed, the apartments offer a unique experience. Great attention to detail can be found throughout this project. Spacious interiors at a privileged yet quiet location providing comfort and easy access to all that is important to you.

Nearby...



BEACH
1 MIN

PUBLIC
SCHOOLS
1 MIN

RESTAURANTS
2 MIN

SUPERMARKETS
1 MIN

BAKERIES
1 MIN

SHOPS
1 MIN

PHARMACY
1 MIN

MOTORWAY
5 MIN

THE MOUNTAINS
20 MIN

LIMASSOL MARINA
10 MIN

HOSPITAL
10 MIN

PRIVATE SCHOOLS
8 MIN

AIRPORT
40 MIN



lemonia

ENTRANCE VIEW



SEA VIEW SIDE

THE APARTMENTS





Smart Design extend your living space with large verandas providing seamless comfort to enjoy the never ending sunshine of lovely Limassol.

Elegant design, modern finishes and comfortable living

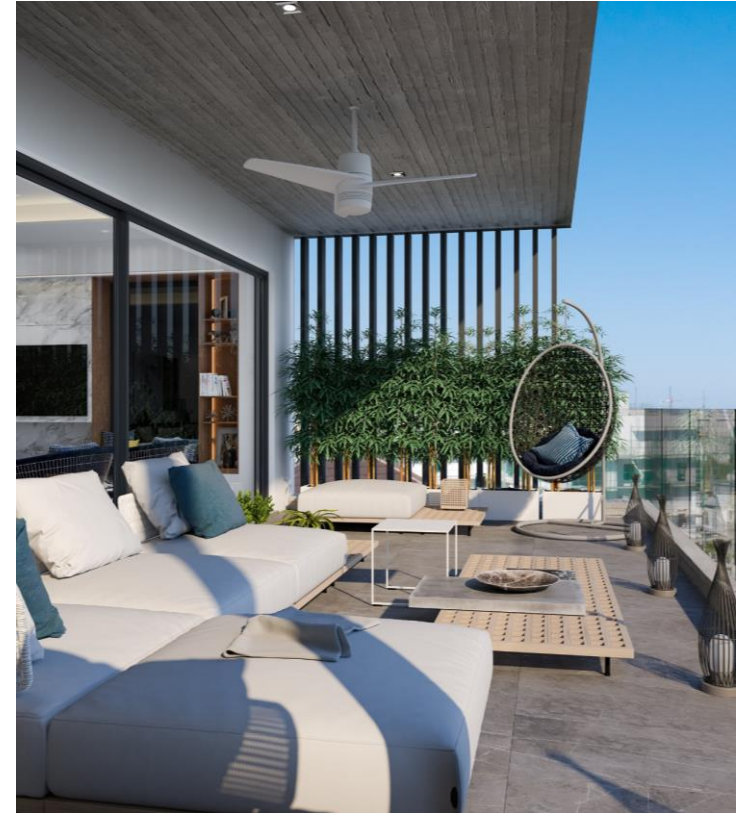


THE PENTHOUSE

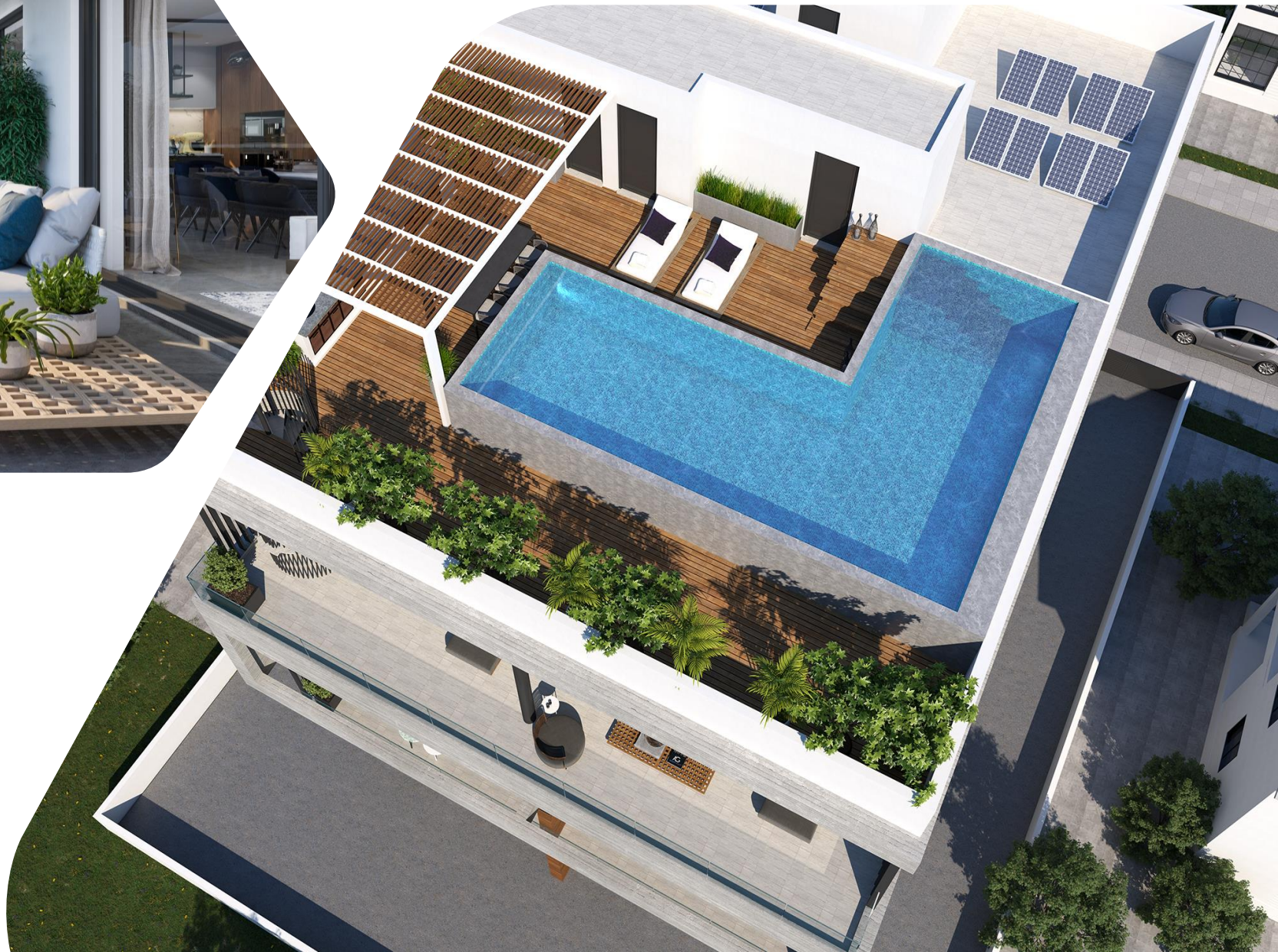




*A spacious and
modern kitchen for
memorable
family gatherings*



Masterful, intelligent design and modern luxury are uniquely embodied in this elegant four-bedroom penthouse. Contemporary open layouts, quality finishes, sweeping floor-to-ceiling windows, large outdoor terraces and state of the art technology all combine to make this penthouse the house of your dreams.

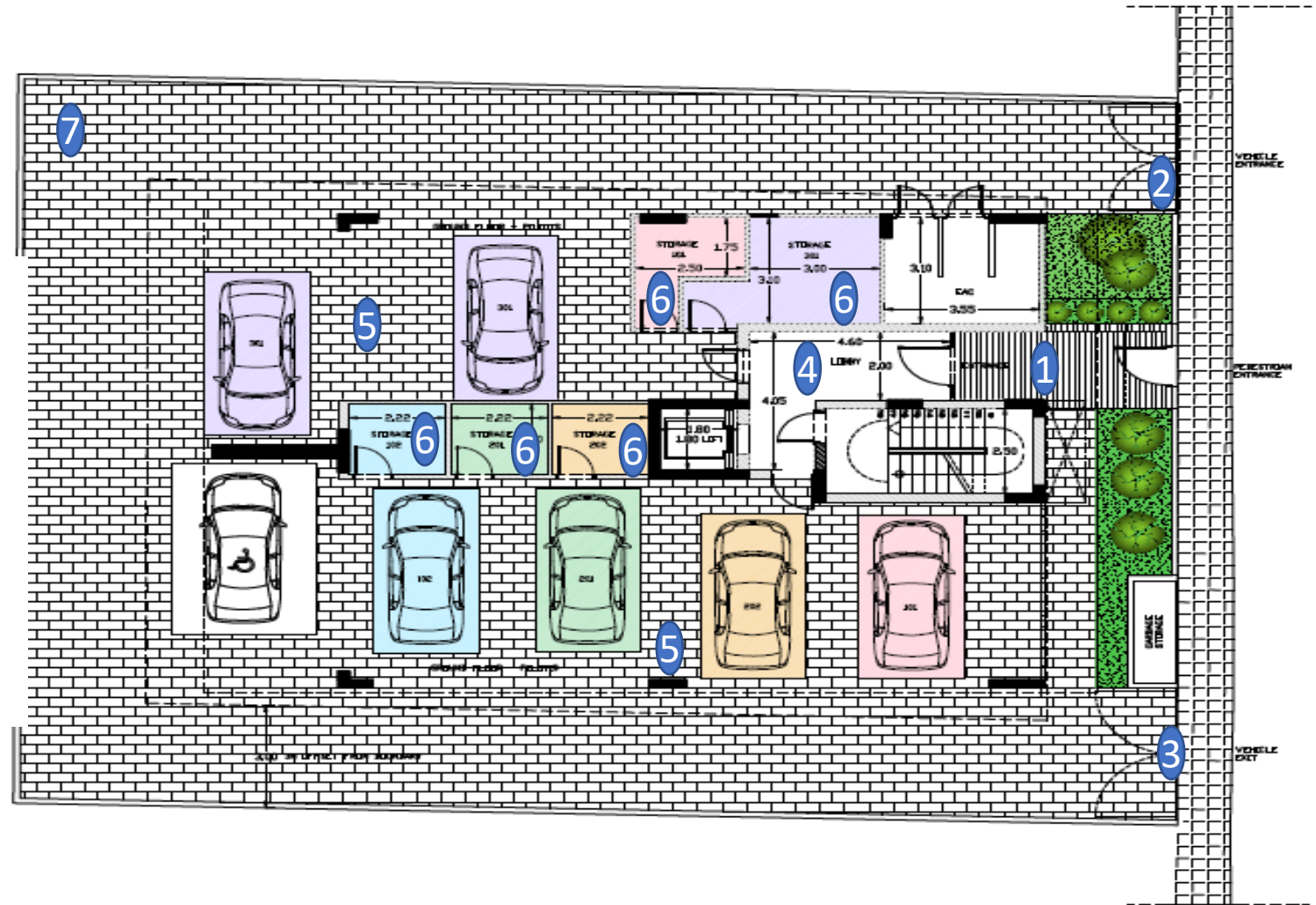
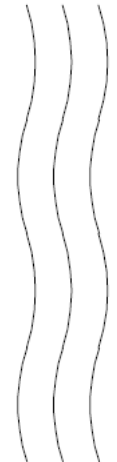


Your stairway to “heaven” is located at the corner of the veranda leading to the exclusive, private roof garden with a huge swimming pool, balcony, sitting and barbeque area, bar and a multipurpose room that can be converted to a Service Assistant Studio.

FLOOR PLAN

GROUND FLOOR

1. Building Entrance
2. Vehicle Entry - Exit
3. Vehicle Entry - Exit
4. Lobby
5. Parking
6. Storage Area
7. Foot Shower



FLOOR PLAN

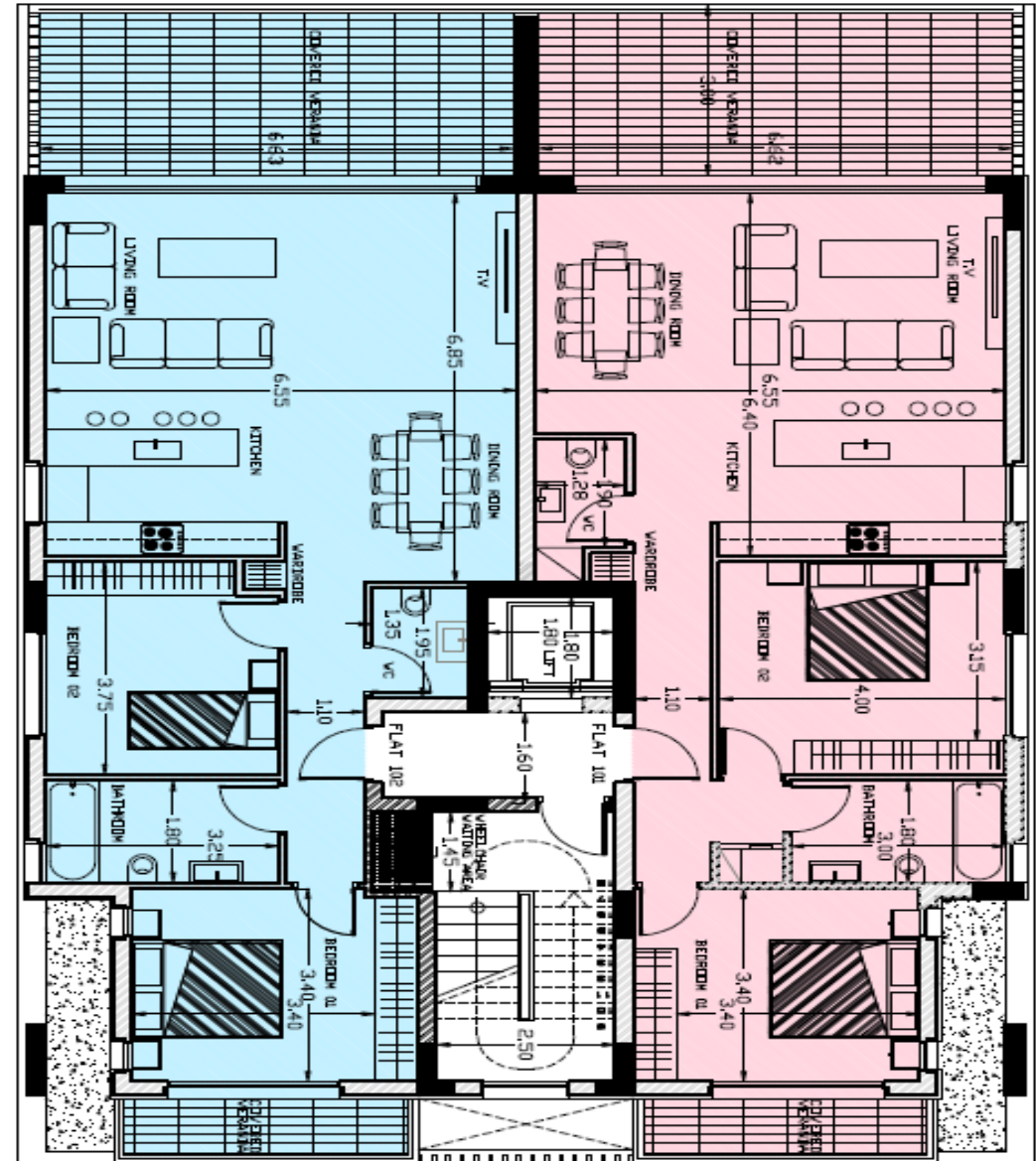
1st and 2nd FLOOR

TWO-BEDROOM APARTMENTS

Indoor Area	95 sq.m
Covered Veranda	26
Common Area Share	16
Store Room	6
Total Covered Area	143
Restrooms	2
Parking Spaces	1



SEA VIEW

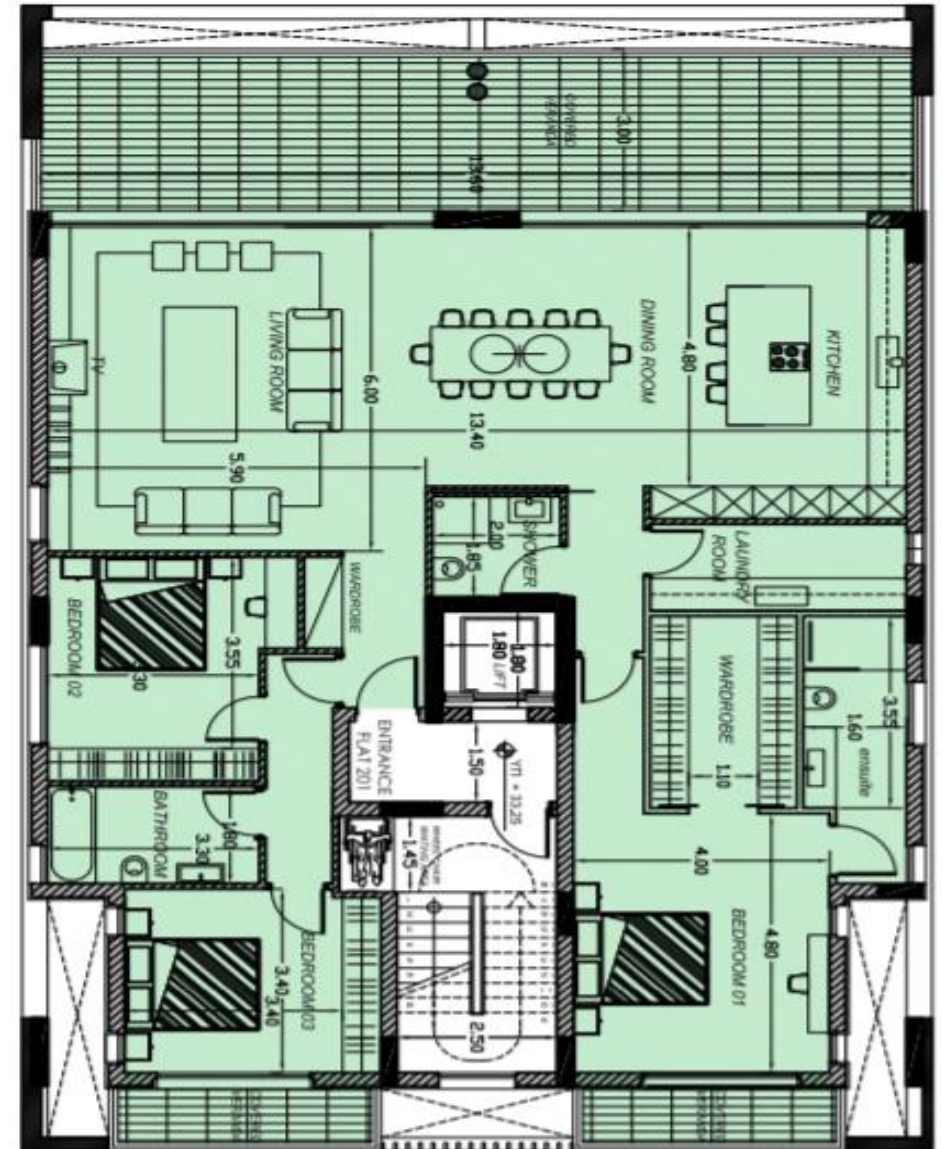


FLOOR PLAN

1st and 2nd FLOOR

THREE-BEDROOM APARTMENTS

Indoor Area	190 sq.m
Covered Veranda	52
Common Area Share	32
Store Room	12
Total Covered Area	246
Restrooms	3
Parking Spaces	2

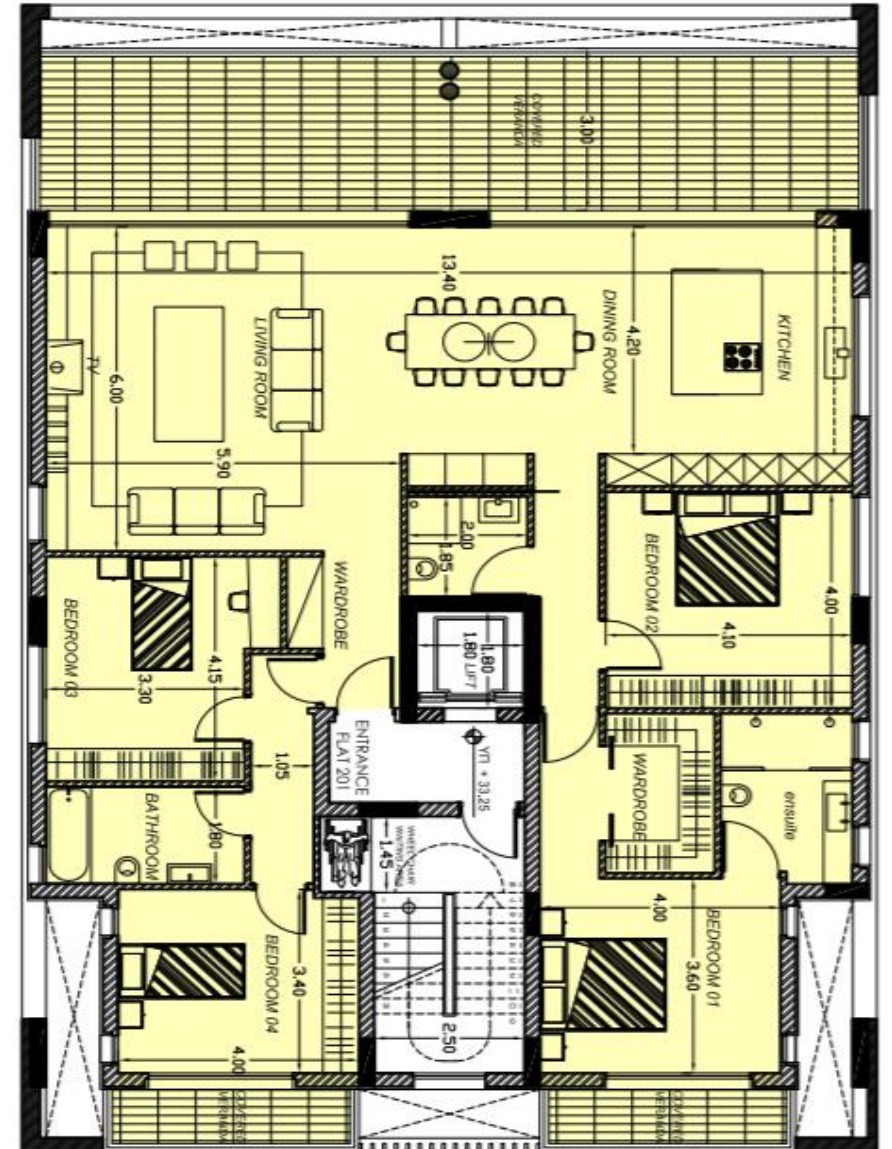


FLOOR PLAN

1st and 2nd FLOOR

FOUR-BEDROOM APARTMENTS

Indoor Area	190 sq.m
Covered Veranda	52
Common Area Share	32
Store Room	12
Total Covered Area	246
Restrooms	3
Parking Spaces	2



FLOOR PLAN

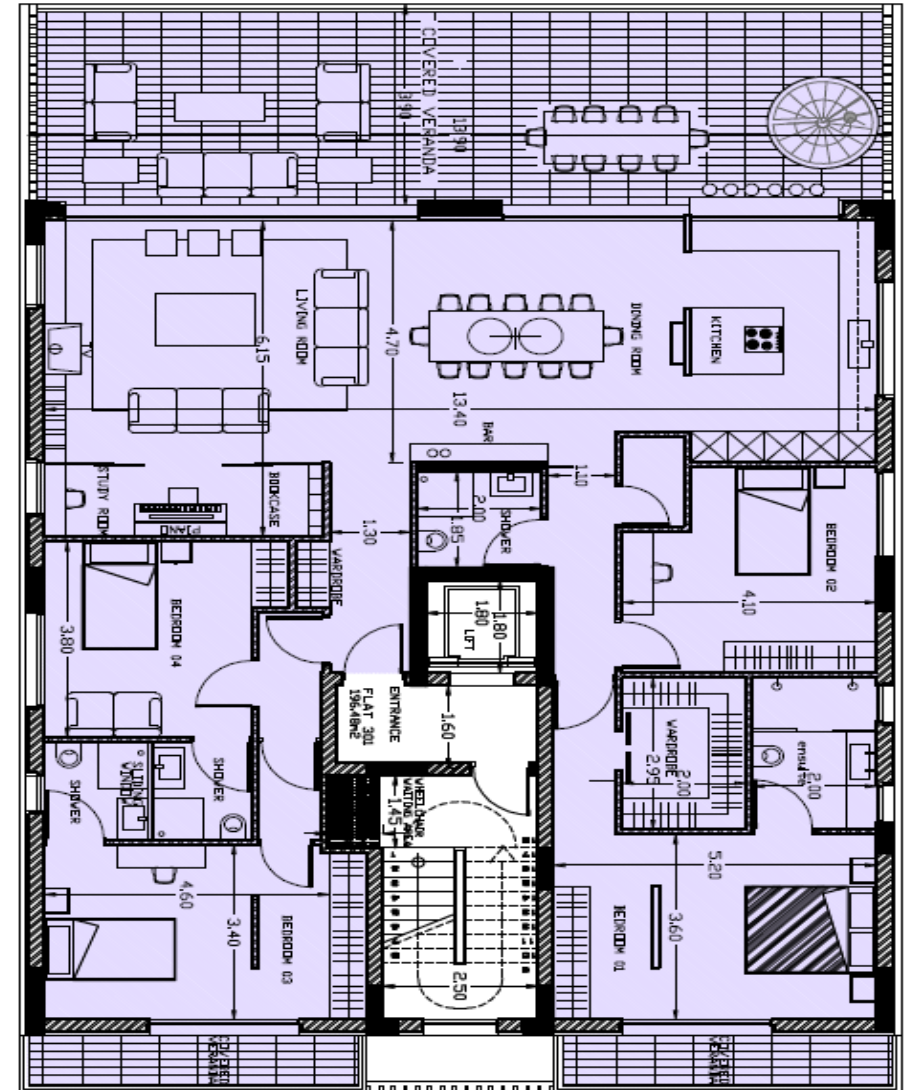
3RD FLOOR

FOUR-BEDROOM PENTHOUSE



SEA VIEW

Indoor Area	198 sq.m
Covered Veranda	54
Uncovered Veranda	14
Roof Garden Uncovered	131
Roof Garden Indoor Area	22
Common Area Share	32
Store Room	13
Total Covered Area	464
Restrooms/Showers	5/5
Parking Spaces	2

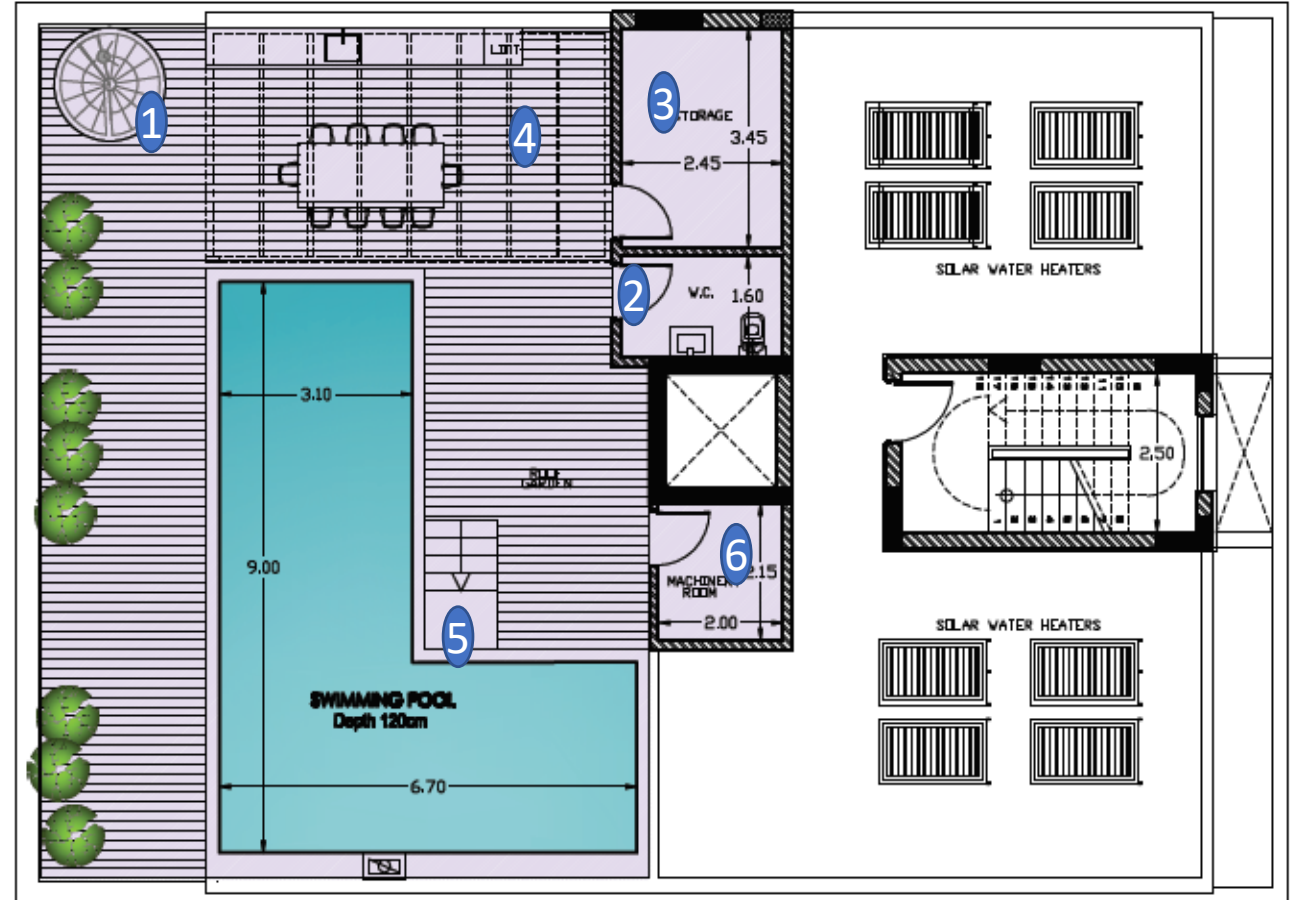
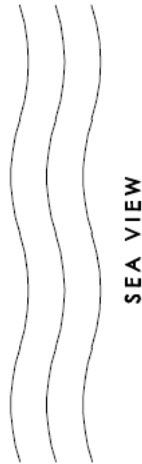


FLOOR PLAN

ROOF GARDEN

FOUR-BEDROOM PENTHOUSE

1. Roof garden Entrance
2. Shower & WC
3. Multipurpose Room
4. Sitting area
5. Swimming Pool
6. Machinery Room



Technical Specifications

GENERAL STRUCTURE

- Reinforced concrete structure frame comprising of raft foundation, columns, beams and slabs, designed in accordance with the regulations for anti-earthquake construction
- External Walls: 25cm thick brick
- Internal separation walls: 10cm thickness of Wall for Thermal and Sound insulation.

WALLS & CEILING FINISHES

- External wall finishes: Acrylic coating, part of external thermal insulation system and/or exterior paint except in areas where decorative panels are installed
- Concrete Wall Decorative Structure Feature (as appeared on the Impression Photos)
- Clay brick walls internal
- Suspended false ceilings in all bathrooms
- Suspended false ceilings in all Living Rooms

FLOOR AND WALL COVERINGS FOR FLAT AREAS

- Living room, kitchen, corridor, bathrooms, verandas and roof garden floors are covered with quality ceramic tiles.
- The bedrooms floors are covered with laminated wooden floor.
- Quality ceramic tiles cover the bathroom walls up to the height of 240cm and the kitchen walls between the cabinets.

WATER AND THERMAL PROOFING

- Cementitious type waterproofing with synthetic net on the verandas.
- Polyurethane type waterproofing on the roof garden areas
- Bituminous membrane with pebble covering is applied at the common areas on the roof of the building.
- Thermal insulation of the building in accordance to building permit.

Energy performance certificate - Class A.

GLAZING AND METAL WORKS

- High Standard and Modern Aluminium double glazing windows and doors.
- Metal Railings on Verandas, Staircases and Connecting Staircase for Roof Garden
- Provision for mosquito nets
- Electric aluminium roller shutters with polyurethane insulation are fitted in the bedrooms' windows and doors.
- Decorative electric metal rolling gates for the parking area of the building operated by remote control
- Decorative aluminium panels on some external wall.

PLUMING AND SANITARY WARE

- Water meter for each apartment
- Pipe in Pipe system with pex pipes for hot and cold water and PPR pipes for potable water.
- Solar heater with 1000lt water tank and hot water tank 150lt (2-bedroom flats) and 200lt (4 bedroom flats)
- Water pressure system for each apartment
- Quality sanitary ware and fixtures in all flats.
- Quality single lever mixers installed to all sanitary fittings.
- Additional provision is made for hot water re-circulation system.

APARTMENT DOORS AND TIMBER WORKS

- Imported high security and fireproof entrance door
- Imported laminate interior doors in a selection of colours with door frames of same material
- Imported laminate closets or Local Wooden Closets in a selection of colours. Each closet a combination of drawers, shelves and metal rails
- Laminated washbasin furniture with mirror in all bathrooms
- Quality stainless steel door and closet handles.

KITCHEN FITTINGS

- Imported kitchen with cupboards and overhead wall units in a selection of colours, in a convenient and modern design
- Granite/or Artificial Material for kitchen countertop
- Quality stainless steel sinks or equivalent with 3 lever mixers are fitted.

ELECTRICAL INSTALLATION

- Complying with all requirements of the Cyprus Electricity Authority
- Electricity meter for each apartment
- Three phase electricity supply
- Provision for Electric Car Plug
- Sufficient number of sockets, Ethernet and Communication lines are installed in all areas of the Apartment whereas telephone and television jacking points are installed in the living room, kitchen and all bedrooms
- Supply and installation of spot lights in all bathrooms and guest toilet.
- Decorative lighting fittings in the verandas
- All fittings are of high quality
- Luxury Elevator as per construction Standards

ROOF GARDEN (belongs to Penthouse)

- Large Swimming Pool in **Γ shape**. Dimensions of 9m x 3.1m and 6.7m x 3m will be structured, with direct View to the Sea
- BBQ area with countertop covered with ceramic tiles, S/steel sink or equivalent and quality multi lever mixer, Mini Bar Included
- Additional Multipurpose Room
- Separate Bathroom with Shower
- Additional Small Storage Room
- Connecting staircase between main veranda and roof garden
- Shelter is provided at the Sitting Area

HEATING AND AIR CONDITIONING

- Air-conditioning: Individual VRF/VRV System (Hot/Cold) is provided as standard for each Flat
 - Each Flat will provide Concealed Units for the Living Rooms and Wall Type Units for the Bedrooms
- Photovoltaic System is provided as standard for the Penthouse
- Underfloor Heating is provided for all Flats
 - HydroPump System with Heated Water is installed for the Penthouse
 - Electricity Smart System for Energy Saving is installed in the rest of the Flats

COMMON AREAS

- The floors of the main entrance of the building, the corridors and the stairs are covered with marble.
- Electrically driven elevator, automatic sliding doors. In accordance with the EU directives. CE marked.
- Commonly Used Swimming pool with skimmers and pool liner in accordance with public used regulations.

SMART HOME

- Smart Home Automation System is installed in each Flat
- Each Flat will be equipment with Lights Automation, Shades Remote Control and Automation and Security Access. Additionally, the Heating could be remotely managed through an App.
- In addition to the above, The Penthouse will have an extended SmartHome capability for controlling Heating/Cooling, Hot Water. A Central Screen Control (Visalation Control) can be used and configured to provide various functions and options.
- A Smart App Control that can be control through Internet will be offered for each flat.

SECURITY

- Physical Security:
 - Secure Front Entrance Door
 - Secure Flat Doors
 - Secure Aluminium Structures within the Flat
- An AudioVisual entry phone is installed with remote push button opening facility for the entrance door of the building.



**By STEMALAND
DEVELOPMENTS**
www.stemaland.com
Tel: 00357 99456718
Email: stemaland7@gmail.com

NOTE: The client will have the option to request changes to the specification, and the relative cost will be agreed. The changes should not include any Security, Architectural Design alterations or any changes that affect the project character. This document describes a general outline of the features offered with each flat and should be considered as a guideline for selection. The detailed specifications and features will be provided and agreed to each individual buyer within the contract.

Prices and specifications are subject to change without notice